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## Minutes of the Commission Meeting Held on January 24, 2019 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

### IN ATTENDANCE

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Commissioners: (P= Present; A= Appointed; E= Elected)

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| P Gail Barmakian (A-Oak Bluffs)          | - Michael Kim (A-Governor; non-voting) |
| P Trip Barnes (E-Tisbury)                | P Joan Malkin (A-Chilmark)             |
| - Leon Brathwaite (A-County)             | P Katherine Newman (A-Aquinnah)        |
| P Christina Brown (E-Edgartown)          | P Ben Robinson (A-Tisbury)             |
| - Peter Connell (A-Governor; non-voting) | P Doug Sederholm (E-West Tisbury)      |
| P Robert Doyle (E-Chilmark)              | P Linda Sibley (E-West Tisbury)        |
| - Josh Goldstein (E-Tisbury)             | P Ernie Thomas (A-West Tisbury)        |
| P Fred Hancock (E-Oak Bluffs)            | P Richard Toole (E-Oak Bluffs)         |
| - James Joyce (A-Edgartown)              | - James Vercruysse (E-Aquinnah)        |

Staff: Adam Turner (Executive Director), Bill Veno (Senior Planner), Paul Foley (DRI Planner), Sheri Caseau (Water Resources Planner), Christine Flynn (Economic Development and Affordable Housing Planner), Mike Mauro (Senior Transportation Planner), Dan Doyle (Regional Planner).

**Chairman Doug Sederholm** called the meeting to order at 7:00 p.m.

### 1. EXECUTIVE DIRECTOR'S REPORT

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Commissioners Present: G. Barmakian, T. Barnes, C. Brown, R. Doyle, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole.

**Adam Turner** presented the following:

- Bill Veno has been participating on the Rural Policy Advisory Commission (RPAC) and asked him to provide an update.
  - **Bill Veno** presented the following:
    - The RPAC is trying to start a rural policy plan for the State.
    - Last year there were a series of listening sessions to identify and address the issues that we wanted to look at.
    - One session was held on the Island and nine other sessions were held across the State.
    - The main issues were housing and its different aspects, as well as other infrastructures.
    - The RPAC is trying to complete a plan by June for the legislature.
    - The next meeting is in March, and will look at housing choices and how to address rural issues.
  - **Adam Turner** asked if any of the issues were pertinent to the Island. **Bill Veno** said yes. A rural area is identified as 500 people per square mile or less. Tourism is the Island's strong economic engine, which comes with

- housing issues. The group is trying to emphasize to the State that rural communities are different than urban and suburban communities, but rural communities are also different within themselves.
- **Joan Malkin** asked what other issues the RPAC covers. **Bill Veno** said employment, access to health and services, municipal capacity and transportation.
- **Adam Turner** said applying for grants requires a sophistication that rural areas don't have (such as GIS information), so the rural communities are at a disadvantage to compete for those monies.
- **Gail Barmakian** said rural communities also have building issues due to the cost to build on island.
- **Bill Veno** said island communities have an extra hurdle to deal with, due to the separation from the mainland. Previously, many communities did not have a master plan, so the Commission was involved with that to help develop the array of plans that towns should have.
- **Richard Toole** said there is an overstimulated economy right now, but people often don't want to come to the Island to work, so the State needs to make it easier to build public structures and development.
- The MVC DRI List shows the projects and the status and will be continually provided to the Commissioners. The list shows what stage the projects are in and when they are coming to the MVC.

## 2. NEW BUSINESS

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*Commissioners Present:* G. Barmakian, T. Barnes, C. Brown, R. Doyle, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole.

### 4.1 Reports from Committees and/or Staff

Doug Sederholm presented the following:

- He has asked Richard Toole to continue as the Land Use Planning Committee Chairman and Joan Malkin to continue to be the Planning and Economic Development Chairman. They both have agreed to continue in those roles.
- The DRI Checklist needs to be reviewed this year and submitted to the State. He has appointed a DRI Checklist Review Committee: Fred Hancock as Chairman, Joan Malkin, Ben Robinson, Linda Sibley and Robert Doyle.

## 3. MARTHA'S VINEYARD COMMUNITY SERVICES CAMPUS MASTER PLAN-OAK BLUFFS DRI 223-M3 MODIFICATION REVIEW/PUBLIC HEARING

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*Robert Doyle recused himself.*

*Commissioners Present:* G. Barmakian, T. Barnes, C. Brown, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole.

*For the Applicant:* Ryan Bushy, John Abrams, Julie Fay

**Richard Toole**, Public Hearing Officer, opened the Public Hearing and read the Public Hearing Notice. The applicant is Martha's Vineyard Community Services. The location is 111 Edgartown-Vineyard Haven Road, Oak Bluffs. The proposal is a three phase campus master plan to demolish the existing campus

(with the exception of the new IWYC building) and build a new, modern, more efficient campus with more than 50% more gross square footage than the existing campus on the expanded site.

### **3.1 Staff Report**

**Paul Foley** presented the following:

- The proposal would add 1.4 acres of land that is currently woods to the leasehold. It required approval by Legislature because it is public land, and John Abrams has said that has been done. The YMCA also leases 5 acres from the High School on an adjoining leasehold within the same 25 acres of property.
- The site plan was reviewed.
- Zoning is R-3, Residential and this is an expansion of an Educational Use. It is also partially in the Island Roads DCPC.
- The proposal requires a Building Permit; Special permit from the ZBA for shared access, parking, and expansion of a pre-existing non-conforming use; Site Plan Review by the Planning Board; Board of Health and Wastewater Commission permits.
- The proposal is to increase the total gross square footage from 19,278 sf to 30,482 sf (a 58% increase).
- ECC (Early Childcare Center) would increase by 3,459 sf; Administration by 1,882 sf; Disability Services by 4,920 sf; and Daybreak by 300 sf.
- The proposal would increase the total number of parking spots from 76 to 140.
- Staff is estimated to increase from 59 to 79 full-time employees and decrease from 37 to 31 part-time employees.
- The applicant hopes to begin construction in late May 2019.
- Key issues include:
  - Landscape Clearing: The proposal includes a significant area (approx. 1.7 acres) of woods clearing.
  - Traffic: How will this expansion affect the area road network?
    - Will the bigger campus with additional users and curb cuts impact Village Road?
    - Can the current plan be improved to lessen the impact on Village Road?
  - Wastewater: The nitrogen load is currently slightly over the MVC nitrogen loading budget.
  - Intensity of Use: The new, improved and bigger campus will lead to more activity.
- The applicant has submitted a detailed preliminary landscape plan. Proposed plantings include 180 deciduous and evergreen trees, and 200 deciduous and evergreen shrubs of native low maintenance species.
- Native species that are well adapted to sandy soils and low maintenance will be selected, emphasizing seasonal aesthetic and habitat value. Possible selections include scarlet and pin oaks, red maple, eastern red cedar, white spruce and redbud. Possible shrub species include bayberry, native azaleas, inkberry, sweetfern and native viburnum. The plant count does not include the plantings in the rain gardens. Many of these species have significant aesthetic and habitat value and should be attractive features in the landscape.
- 68,000 sf of pitch pine and oak will be cleared to accommodate the new ECC building, parking and septic system. An additional 18,000 sf of landscaped area on the existing campus will require selective clearing for the new main building and vehicular/pedestrian pavements. Mature signature trees in the existing courtyard will be retained.
- Plans show significant lighting for safety purposes which are "Dark Sky" compliant. A revised lighting plan was submitted on October 19, 2018.

- Landscape: Bollards would be 4' high. Directed downward with "Dark Sky" compliant lights.
- Safety Lighting: Plans show fifteen 20' high tall poles. Poles will be directed downward with "Dark Sky" compliant lights.
- Exterior Building Lighting: A few additional wall mounted lights have been added. They are directed downward with "Dark Sky" compliant lights.
- Safety Fixtures and Signage: Lights will be turned off one hour after and one hour before occupancy. Security lights at building entrances will be on motion detectors after hours.
- The site is in the Lagoon Pond Watershed, which is a nitrogen sensitive water body.
- The nitrogen loading budget for Lagoon Pond is 1.87 kg/acre/yr. According to the MVC policy the adjusted load limit for the 4.9 acre property is 9.16 kg/yr.
- The property is currently connected to the Oak Bluffs Wastewater Treatment Facility. The OBWTF facility is at capacity and not accepting requests for flow increases. The applicant's wastewater strategy is to build a temporary on-site system to serve the new ECC building, and the rest of the facility will remain on town sewer, sized so that there is no net increase in flow until after sewer capacity is expanded. MVCS has offered to connect the ECC building to the sewer when the town's sewer capacity is increased and it becomes available to them.
- Nitrogen Load:
  - Roof Runoff 1.35 kg/yr
  - Impervious Pavement 3.01 kg/yr
  - Pervious Pavement 1.54 kg/yr
  - WW with Enhanced Denitrification (9.0 mg/l) 3.38 kg/yr
  - Total Proposed Project Nitrogen Load 9.28 kg/yr
- MVCS is proposing an I/A system that aims to achieve effluent output of 9 mg/L of nitrogen.
- Possible measures to reduce nitrogen load include reducing the amount of impervious surface by 4%.
- The LUPC voted that an independent traffic study was not required. Staff did the traffic report with the assistance of the applicant.
- The existing site with four buildings is accessed with four driveways on Village Road. Village Road is a curved 20'-22' wide private road (40' R.O.W.) off of the Edgartown-Vineyard Haven Road and owned by the High School with an easement granted to MVCS and Island Elderly Housing. The YMCA, which is also on land leased from the High School, has a secondary access onto Village Road.
- The proposal is to add two additional driveways to the MVCS campus, for a total of six.
- There are no center lines or pavement markings on the roadway. Speeding vehicles have been reported as a concern, especially to the elderly and the residents of Woodside Village.
- The existing site has 76 delineated parking spots. Ad hoc parking along Village Road has been observed, and creates a safety issue. The site plan shows 140 proposed parking spots within the campus.
- Currently three of the four egress points are two-way drives with the one closest to Edgartown-Vineyard Haven Road (#1) being a one-way exit. Currently roads are two-way, except the exit closest to Edgartown-Vineyard Haven Road.
- The proposal currently includes two-way roads and egresses.
- The sight distance at Village Road and Edgartown-Vineyard Haven Road is adequate. Some of the existing sight lines exiting onto Village Road are not adequate.
- Village Road has no speed limits posted.
- Egress #3, in the middle of the campus and Village Road, is particularly problematic.

- Sight lines could be improved with better signage, removal of some vegetation, and fewer curb cuts.
- The existing and proposed trip generation for the ECC was evaluated by looking at both the square footage and the number of visitors based on the Land Use ITE Codes 565 (Day Care Center).
  - The existing 6,567 sf ECC is estimated to generate 521 daily trips; 81 AM Peak Hour trips and 82 PM Peak Hour trips.
  - By number of visitors, using 58 visitors, the trip generation is approximately 260 daily trips; 46 AM Peak Hour trips and 48 PM Peak Hour trips.
- The existing/proposed trip generation for the main building and IWYC was evaluated using Land Use ITE Code (630 Clinic) number of visitors and the existing is estimated to currently generate 438 daily trips.
- The total estimated existing trip generation range is 698-959 daily trips.
- The total estimated proposed trip generation range is 952-1,412 daily trips. The total number of trips is estimated to increase by 36%-47%.
- The period from 2014-2016 revealed four crashes at the intersection of Edgartown-Vineyard Haven Road, Sanderson Road and Village Road. A recent head on crash on Village Road at egress 3 was reported to MVC staff.
- The applicant is proposing an improved and more level internal pedestrian network. The applicant is proposing two new crosswalks across Village Road.
- A 4 ft wide separated paved bike path exists along Village Road on the south side.
- The Martha's Vineyard Transit Authority (VTA) provides bus service through the YMCA to Woodside Village and along Village Road next to the MVCS campus with transit routes 7 and 9 providing service. The site plan shows a possible bus shelter and stop within the campus, but does not show the route.
- Possible Traffic Mitigation:
  - Improve signage with stop signs at all exits and notice of elderly neighbors.
  - Improve sightlines with better alignment and some vegetative maintenance.
  - Improve pavement condition, especially at intersections.
  - The speed limit should be posted. Staff suggests 20 mph.
  - Reduce the number of curb cuts. Consider eliminating egress #3 (middle of Village Road) and consider consolidating new egress #5 and #6 to a single access point.
  - Consider one-way exit-only on parking lane/drive to egress #1.
  - Delineate roadway markings with center line.
  - Ensure the elimination of ad hoc parking along Village Road.
  - Improve maintenance and enforcement of Village Road.
  - Provide sufficient bike parking on the campus.
  - Provide VTA bus passes to employees.
- The applicant has offered to contribute \$13,408 to an Island affordable housing organization based on the MVC recommended mitigation amount to the increase in square footage (11,204 sf).
- The site drainage strategy is based largely on infiltration. Roof runoff from proposed buildings is directed primarily to the rain gardens. Where the possibility of rain garden overflow might threaten adjacent buildings in an extreme weather event, an infiltration structure with a raised frame and grate provides additional storage area for infiltration.
- The site plan of the existing campus and the proposed plan were reviewed, including the master plan. Egress locations, the proposed landscape plan and the lighting plan were reviewed. A

superimposed clearing plan with the proposed playground to show the mature trees to be retained was reviewed. Materials and elevations were reviewed.

- Site photos were reviewed.
- Local Impact/Abutters: The Island Elderly Housing and Woodside Village Campus with 95 units for seniors share Village Road with MVCS. The new ECC building would be closer to Woodside. IEH is particularly concerned with ensuring that Village Road is safer than its existing condition.
- Correspondence:
  - Simone DeSorcy, President of the Board of Island Elderly Housing, has written with concerns for the additional curb cuts, parking on Village Road creating hazards, and a new VTA bus pull off. Island Elderly Housing is asking for a wider road to accommodate increased use, no VTA pull-offs on Village Road, and downward facing lighting on the walking path on Village Road.
  - Kathleen Young, a resident at Woodside, has written with concerns of the safety and maintenance of Village Road. She suggested improved maintenance, an added center line, repair of pot holes, signage indicating elderly neighbors, and a widened entrance onto Village Road from Edgartown-Vineyard Haven Road.

**Doug Sederholm** asked if the projected traffic and projected increase in staffing is intended to take place over the next five years, and what is the projection for clients and how that affects traffic in the future. **Paul Foley** said traffic projections were based on square footage and the number of visitors.

**Gail Barmakian** asked if there were a number of trees or an area of trees being removed and replaced by shrubs with regard to how that affects nitrogen. **Paul Foley** said the lot consists primarily of oaks and the applicant would be replacing with trees, buildings and parking.

### **3.2 Applicants' Presentation**

**Julie Fay** presented the following:

- MVCS has engaged South Mountain to design the master plan.
- The project is sorely overdue. The campus was built in the 1980s.
- The buildings are subpar and prone to frequent flooding.
- It is not a welcoming environment or conducive to the services offered in the buildings.
- MVCS serves 6,000 Islanders, and is the only mental health service on the Island.
- The ECC program is the only licensed and nationally accredited program on the Island.
- MVCS runs the only Head Start program on the Island.
- MVCS works with about 1,100 kids each year through the Early Childhood program.
- The disability ramps are no longer up to standard.
- MVCS runs advocacy and domestic violence services.
- MVCS runs all of the emergency services for behavioral health on the Island.
- In the last five years MVCS grown dramatically due to the Island needs, and has increased by 45%.
- New programs include the Veterans Resource Program, Tap, and urgent care center for behavioral health. The recovery coach program is in its third year, and MVCS has been working closely with Healthy Aging MV.
- It is a less than beneficial facility and beyond its useful life.

**Ryan Bushey** presented the following:

- The proposed work will be done in three phases:
  - 1) Construction of a new Early Childhood Center and all related site work on an adjacent parcel of land.

- 2) Move existing ECC program to the new building. Move existing Administration to temporary work trailers. Demolish existing ECC and Administration buildings. Build a new MVCS main building and conduct related site work. Move Administration and existing Island Counseling Center (ICC) programs into the new main building.
  - 3) Demolish existing ICC building. Build the remaining landscape.
- The next steps are to go to the Oak Bluffs Planning Board for Site Review and the ZBA for a Special Permit.
  - The project requires a Special Permit for the expansion of educational uses in a residential zone.
  - The applicants have gone to the Wastewater Commission and the Board of Health, and received preliminary approval, but need to go back to the Board of Health for septic sign off.
  - The Conservation Commission is not applicable, because the site is not in the flood plain.
  - The applicants are pushing for an all-electric campus.
  - Two primary design objectives are for the campus to be Net-Zero Energy possible, and resilient to threats from a worsening climate. Strategies to achieve this include:
    - 1) High performance building construction with a super-insulated, airtight building envelope.
    - 2) State of the Art mechanical design and systems.
    - 3) Efficient lighting and appliances.
    - 4) All electric facility with on-site photovoltaic arrays sized to meet or exceed projected energy use.
    - 5) On-site batteries to provide backup power to critical systems.
  - Design diagrams were reviewed of the existing problems and solutions for approach and parking.
  - The proposal includes one prominent front door for the agency, and then prominent access points for the other services.
  - The proposal pushes the parking and the driveways out to the perimeter with the buildings as the heart of the agency.
  - The current buildings are uncomfortable, loud, unhealthy, and have high energy use.
  - The proposed buildings are to be durable, adaptable, energy efficient and alleviate the current flooding conditions.
  - Currently, there are a lot of steps and ramps for access. By comparison, the proposal has generous hallways, elevators and easy access.
  - The applicants are working hard to save the trees on the campus, as well as those on the ECC campus.
  - Plant species photos were reviewed.
  - The main building concept plans and the ECC concept plans were reviewed, as well as the elevations.
  - The applicants propose to use durable, low maintenance materials on the exterior. For ECC, applicants are proposing porches with translucent materials.

**John Abrams** presented the following:

- The notion of a 40%-50% increase in trips is highly unlikely. The projections are based on the square footage increase, but there is only a 25% increase in employees, which will be over time with expansion built in. There would be an estimated 10% increase in visitors and clients. The increase in use should be minimal, and so the traffic increase should also be minimal.
- The applicants received recommendations from the MVC staff:
  - The ECC parking lot was originally proposed as two-way, MVC staff suggested a one-way, and the plans have been changed to reflect that.

- To eliminate the middle access along the curve may be constricting for the overall plan to work most fluently and seamlessly.
- The applicants met with IEH several times to review their concerns:
  - Safe access for emergency vehicles on Village Road.
  - Increase the width of the road. The current width is the same as New York Avenue, which is 26 feet.
  - There needs to be a more organized approach to clearing the edges of the vegetation on the road.
- The traffic mitigation list is all acceptable, but we think keeping all of the curb cuts would be okay, but we can revise if needed.
- Providing VTA passes to employees is up to MVCS.
- Consolidating egress 5 and 6 would be difficult without losing parking.

### **3.3 Commissioners' Questions**

**Joan Malkin** asked how many parking spots would be lost if egresses 5 and 6 were consolidated. **John Abrams** said it would make a tight turning radius and would require clearing more trees, and would use up more land.

**Fred Hancock** said in one of the early sketches it looked like there was a drop off lane with a drive-thru in front of the ECC. Did that feature survive? **Ryan Bushey** said it was felt that it was not conducive to a day care. **John Abrams** said the ECC people felt it did not work.

**John Abrams** said the traffic IEH was concerned about was using 950 feet of Village Road, but MVCS would only use 100 feet more than the current use. IEH also asked for no VTA bus turn off.

**Ben Robinson** asked for information regarding the line of sight. **Ryan Bushey** reviewed the line of sight on the site plan.

**Richard Toole** asked if there was any consideration for making the parking areas smaller. **John Abrams** said it seems unrealistic. It is not a low stress environment and there is a need for the parking to be close to the buildings.

**Joan Malkin** asked if they are projecting needs beyond next year. **John Abrams** said yes, but not beyond five years.

**Joan Malkin** asked if the applicant is accommodating five years of growth. **Julie Fay** said MVCS is unable to accommodate more growth without a funding base.

**Joan Malkin** said she was concerned about the traffic estimates and the future wait time to exit Edgartown-Vineyard Haven Road.

**Doug Sederholm** suggested to not under-build because of the traffic concerns. **John Abrams** said the organization has a limited capacity to raise money. The master plan accounts for the short term needs and allows for some expansion. For parking, there is enough proposed to alleviate the current jammed up issue. Daybreak is also included in the projected numbers.

**Trip Barnes** asked how many employees there were five years ago. **Amy Houghton** said in the last five years, there has been an increase of 25 staff for the total organization.

**Katherine Newman** asked if employee parking was delineated. **Ryan Bushey** and **John Abrams** said it is on-site and they indicated where on the site plan.

**Gail Barmakian** asked if the increase of the YMCA will affect the traffic. **John Abrams** said that is the least used entrance.



**Gail Barmakian** said it appears there is capacity for the next 20 years, and is there flexibility to change the parking plan. **John Abrams** said this facility uses up most of the land. There is some land in the Roadside District that has restrictions. There is potential expansion space. There is land to the north that is owned by the High School. The plan as proposed is the plan that makes the most of the site.

**Gail Barmakian** asked if there was irrigation, and **Adam Turner** asked if the rain gardens are still a focus of the landscape philosophy. **Ryan Bushey** said there is no irrigation. Watering will be done just to establish the plantings. The drainage strategy for roof runoff are rain gardens. The parking and roadways will be paved with permeable asphalt. Driven roadways are with asphalt.

**Fred Hancock** asked how the buildings are used during the day with the masses of people. What is the percent of traffic coming to work and leaving at the end of the day? **John Abrams** said there are 80 full time staffers. Compared to the visitors, it is almost one to one. ECC has a pickup and a drop off area.

**Adam Turner** asked if it was one car in and one car out in peak hour. Is one car per minute accurate? Is there a stacking in peak hour? **John Abrams** said on average there is usually a car in front of an exiting car, but sometimes not.

**Adam Turner** said the MVC saw that it is not a problem getting into the facility but when leaving it is hard due to poor sight lines and the parking situation.

**Ben Robinson** said the most refreshing piece of the proposal is the Next Zero, and asked how committed is MVCS to that. **John Abrams** said the organization is very committed. **Stephanie Masheck** said this is a facility that the organization will use for many years, and a Net Zero building is an ongoing benefit. **John Abrams** said he is committed to work as hard as possible to make that a reality for MVCS.

**Christina Brown** asked what Net Zero is. **John Abrams** said it is enough solar production on campus for all use.

### **3.4 Testimony from Public Officials**

**Ewell Hopkins**, Chairman of the Oak Bluffs Planning Board, said the Planning Board was troubled by the Elderly Housing letter and the evidence of the lack of interaction between the applicant and neighbors. The Board has spoken with Ryan Bushey, and now feels comfortable that the applicant will communicate with Elderly Housing. We also saw a lack of communication with the YMCA. He thinks the sharing of parking was too easily dismissed and feels there are also other opportunities with Elderly Housing. We have to plan with a larger plan in mind to be effective beyond the MVCS plan.

**Dorothy Young**, Island Elderly Housing, is pleased with the applicant wanting to meet with them and she welcomes the communication. Traffic issues started when the newer building was built. One of MVCS's solutions was to have off-site employee housing. We are pleased to hear we will have communication in the near future.

**Amy Houghton**, MVCS, said the staff uses parking across the street at the High School but at night there are safety issues crossing the street. They have asked the Town to put reflectors on the crosswalk. More parking signage will also be put up. There is no street lighting, but conversations have been started with Rich Combria to see if anything can be done.

### **3.5 Commissioners' Discussion**

**Katherine Newman** said it seems the crosswalk from the High School is a multifaceted problem and someone needs to do something about it. **Ewell Hopkins** said the traffic and safety issue of crossing between the two sites is something the Town is working on. The next step is to find funds for better lighting at the street and build a bus shelter across the street. We also had the concern with regards to the Arena using satellite parking. It is totally on our radar.

**Linda Sibley** said this was a very thorough and professional presentation but it still seems to be a work in progress with regards to continuing with the hearing. We would need revised plans with regards to some of the traffic mitigation.

**John Abrams** said there are some alterations made tonight that will be provided to the MVC right away.

**Linda Sibley** said the MVC process will not allow us to approve something not on the plan.

**Doug Sederholm** said the MVC could leave the written record open so changes could be submitted. The parking and traffic patterns will help some of the current issues. But cooperation is needed with Woodside, the YMCA and MVCS. He asked how the shared agreement works. **Dorothy Young** said Island Elderly Housing has been paying for all of the maintenance for the road. **Doug Sederholm** said it takes both parties to make the agreement work.

**John Abrams** said a list of commitments can be made, and revise the plan based on the discussion tonight.

**Trip Barnes** said based on the people using the road it might not take much for the Town to take the road over. He is against charging the applicant for affordable housing mitigation. With all of the work they have to do for fundraising and this being a large amount perhaps a motion is in order. **Doug Sederholm** said that could happen at another time during the process for this application.

**Linda Sibley** said this may be a question for staff, but asked what rights the YMCA has to use the road.

**John Abrams** said there were discussions tonight about cooperation between the organizations. They did not even know about it and he does not see it as part of this application. The communication is starting. **Linda Sibley** and **Gail Barmakian** disagreed and said they think it is a part of the application.

**Fred Hancock** said there were discussions about a designated bicycle parking area and asked if it was on the plan. **Ryan Bushey** said it is not on the plan, but it is the intent. **John Abrams** said it will be on the revised plan.

**Joan Malkin** said that "No Parking" signs are not very effective and perhaps a less obtrusive means can be done to alleviate the parking issue on Village Road. **Amy Houghton** said MVCS met with Rich Combra and had a conversation about that, and he is to come back with suggestions. There is a shared road agreement with the YMCA, and we also reached out to IEH to be a part of that conversation.

There was a discussion about continuing the public hearing:

- **John Abrams** asked if they can leave the road to the three organizations and have another public hearing for the revised plans.
- **Paul Foley** said we can leave the hearing open for written testimony.
- **Bill Veno** said another remaining issue is the bus/VTA and he thinks that needs more attention, which would require another hearing.
- **Fred Hancock** said the applicant also does not quite reach the nitrogen levels and they need to.
- **Chris Alley** said the nitrogen is 1.3% over the policy and with the parking changes it might mitigate that. There is also a monetary mitigation which would be minimal.
- **John Abrams** said if you say you want that 1.4% to disappear we will come back with that.
- **Adam Turner** said the applicant should also talk with Woodside and finalize the agreement.

**Richard Toole**, Public Hearing Officer, continued the Public hearing until February 21, 2019.

**Doug Sederholm**, Chairman, recessed the meeting at 8:55 p.m. and reconvened at 9:00 p.m.

#### **4. MV ARENA CONCESSIONS-OAK BLUFFS DRI 49-M6 MODIFICATION REVIEW**

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*Robert Doyle recused himself.*

Commissioners Present: G. Barmakian, T. Barnes, C. Brown, R. Doyle, F. Hancock, J. Malkin, K. Newman, B. Robinson, D. Sederholm, L. Sibley, E. Thomas, R. Toole.

For the Applicant: Geoghan Coogan

#### **4.1 Staff Report**

**Paul Foley** presented the following:

- The applicant wants to replace the vending machines with a concession area.
- There will be limited equipment.
- There will be no range, no oven, no ansul system or hood venting.
- It will have prepared foods heated and served. The food will be prepared off site.
- The menu includes: hot dogs, chicken fingers, mozzarella sticks, french fries, pizza, chili, chowder, smoothies, miscellaneous candy, soda, juice, Gatorade, cookies, popcorn, coffee and tea.
- There will be a vent-less fryer.
- The floor plan was reviewed.
- The applicant has said there is no increase to the nitrogen load. Sheri Caseau has not had a chance yet to review the nitrogen load.

#### **4.2 Applicants' Presentation**

**Geoghan Coogan** presented the following:

- We pulled this concession service out of the original permitting process because we were not sure what we would do with the room.
- There is not a conventional fryer.
- There is no increase in nitrogen.
- A sink has been added for washing hands.

#### **4.3 Commissioners' Questions**

There was a discussion about wastewater and nitrogen load:

- **Doug Sederholm** asked if there will be any washing in the concession area.
- **Geoghan Coogan** said no, just to wash hands.
- **Doug Sederholm** asked if there is any increase in flow.
- **Geoghan Coogan** said no.
- **Gail Barmakian** said the Wastewater Commission has a table to show the nitrogen for this type of food juice. It does trigger more eating and drinking, so there is more bathroom facility use, so there may be an impact on the nitrogen. There can be an increase in flow even with their own septic system.
- **Sheri Caseau** said she has not had a chance to look at this yet, as it was just received.
- **Geoghan Coogan** said the Board of Health has approved this proposal and he has done this before with the wastewater chart but they are not preparing anything in this space and nothing is going down the drain.
- **Katherine Newman** asked how this was approved originally.
- **Geoghan Coogan** said the space was approved, but not the use, because we did not know how the space was going to be used.
- **Doug Sederholm** said there used to be a full kitchen before and asked what the flow was then.
- **Geoghan Coogan** said we were denied, but the septic system was designed with the kitchen.
- **Gail Barmakian** said from an Oak Bluffs point of view, the Board of Health does not look at the nitrogen load. Every extra pound of nitrogen will cost this town. We need to take a closer look to see if it will have an impact, and it may not.

- **Doug Sederholm** said he was more concerned if it meets the MVC nitrogen policy.
- **Linda Sibley** felt it was premature to make a decision without staff reviewing the nitrogen.
- **Fred Hancock** asked if there was a change to the septic system.
- **Geoghan Coogan** said there was not. The existing septic system can handle anything that is being proposed.
- **Trip Barnes** and **Joan Malkin** both asked if they would be using paper plates and anything plastic, such as utensils.
- **Geoghan Coogan** said they would be.
- **Doug Sederholm** said with the issue that Gail Barmakian has raised, the MVC needs to have staff look at it.
- **Sheri Caseau** said she can have it reviewed by the next MVC meeting.
- **Geoghan Coogan** said he was puzzled why it would take so long to make a decision on this proposal.
- **Joan Malkin** said a potential impact was found, which needs to be investigated and dealt with.
- **Doug Sederholm** said it may not be a big deal, but it needs to be reviewed, and the MVC should be able to do that by the next meeting.


The meeting was adjourned at 9:10 p.m.

#### DOCUMENTS REFERRED TO DURING THE MEETING

- MVC DRI List – January 24, 2019
- Modification Proposal MV Arena, Oak Bluffs Planning Board Special Permit and Site Plan Review Approvals, Notice of Decision, Dated April 20, 2017
- Town Of Oak Bluffs Planning Board, DRI Referral for MV Ice Arena, Dated January 11, 2019
- Martha's Vineyard Commission DRI # 223-M3 M.V.C.S. New Campus Master Plan, MVC Staff Report – January 24, 2019
- Letter from Island Elderly Housing, Dated January 18, 2019 addressing safety concerns with regards to the MVCS Master Campus Plan
- Letter from Kathleen Young, Dated January 23, 2019 with safety concerns for the road with regards to the MVCS Master Campus Plan
- MVCS Master Campus Plan Site Plan
- Applicant's Narrative from South Mountain Company, Dated 1/14/19, Re: Martha's Vineyard Community Services Master Plan and Phase One

  
Chairman

3/7/19  
Date

  
Clerk-Treasurer

07-MAR-2019  
Date